

**Property Owners of Castle Rock  
Annual Meeting Minutes  
October 21, 2019**

The meeting was called to order by Miles Enzor at 7 pm, October 21, 2019 at Fire Station 5, 1601 William D. Fitch, College Station, TX.

It was determined that for the purpose of conducting official business and the election there were not enough residents present or absentee ballots cast to establish a quorum. The meeting will continue without a quorum present as information only and no official business will be possible. 32 homeowners were present, including board members Miles Enzor, Tom Kiske, and Shannon Boggan. Sandie Miller from Neighborhood Partners was also present.

**Guest speakers:**

Lacey Lively, Marketing Manager for the City of College Station and Esmerelda Casas, Neighborhood and Community Relations Coordinator spoke briefly. Highlighted were the City's revamped website, early voting, and the next city council meeting scheduled for Nov. 4. Documentation was handed out for owners to sign up for various emails to stay in touch with the city events including meetings.

Miles asked for 2 volunteers to count ballots for board member elections.

**Reports:**

Secretary - Shannon Boggan

The minutes of the October 15, 2018 annual meeting were posted to the Castle Rock Association website in October of 2018. Shannon asked if anyone had any questions. There were none.

Treasurer - Tom Kiske

Reviewed the 2019 budget, and noted \$100,000 was placed into 2 different investment accounts for the future possibility of gating the community. The 2020 budget is attached.

Management - Sandie Miller

- Resident Property Status: 288 of which 240 are homeowners, 42 are rentals, and 6 are weekend homes.
- Accounts Receivable: Outstanding balance of \$1,693 which includes a \$1,440.30 balance from a court collection.

**Committee Reports:**

Architectural Control Committee - Luke Lyons

Reported on the number of requests this year.

Community Events - Sandie Miller

Spring Festival was a success thanks to 2 volunteer chairs, Jennifer & April. The Fall Festival is currently without a coordinator, so is not scheduled at this time. If you are interested in volunteering, please call management office.

Yard of the Month - Shannon Boggan

April – September, 2 properties per month are awarded the title of

Yard of the Month based on the parameters set forth in the HOA covenants. Winners have a sign placed in their yard for the month, receive a \$25 gift card to Lowe's, and a picture of their yard is posted on the Association website.

### **Community Updates:**

Completed Projects include:

- covering for pool pump equipment
- moving and replacing fencing at pool
- placing rock in low area at pool
- dredging and cementing drainage on Deep Stone Court
- placing a bar gate across fire lane on Rock Creek Court

### **New Business:**

- 2020 Proposed Budget (attached): was review and owners were advised that there will be a \$50 reduction in Annual dues for the next 2 years. With no major projects scheduled for the next few years.
- Violation Schedule for non-payment of dues: repeat offenders will no longer receive courtesy letters. Fines will be assessed at deadline date.
- Short Term Rentals: Discussion was held on the short terms rentals, the general consensus was to restate Castle Rock's covenants language to align with all the changes in Texas laws over the past legislations, and to include verbiage on no less than 30 day rentals. This will be to protect the HOA from liability for usage of the Pool Annex and protect the property values of owners.

### **Discussion Topic:**

Concerns of the water sitting on sidewalks were discussed. Safety of owners and their families are at risk. The French drains on Rocky Rhodes and Hollow Stone are an ongoing issue. If you know of a specific area where sidewalks are damaged or slippery from standing water, residents should contact the City of College Station to voice your concerns over the safety of the algae covered sidewalks. Luke Lyons - Sidewalks are not to be parked on and are being broken due home improvement projects. If a contractor breaks a sidewalk they are responsible for repairing it.

### **Announcements:**

Miles announced that since we did not have a quorum that the votes will count as a preference pool. Miles asked Shannon Boggan if she wanted to resign from the board as previously requested, she concurred. Miles announced Doug had received the most votes and Miles asked if he would he be willing to serve on the board, Doug agreed. Belinda Newman and Carole Collopy also agreed to fill the vacancies. Tom Kiske will remain on the board as an alternate.

### **Adjournment:**

The meeting was adjourned at 8:35 pm by Miles Enzor